

176.0

0003

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

625,800 / 625,800

USE VALUE:

625,800 / 625,800

ASSESSED:

625,800 / 625,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
25		WILLIAMS ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: ABRAMS SCOTT D	
Owner 2: HOLT JULIE K	
Owner 3:	

Street 1: 25 WILLIAMS ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: ADAM WARREN/ TRUSTEE -

Owner 2: ADAM WILLIAMS REVOCABLE TRUST -

Street 1: 25 WILLIAMS ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 4,620 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4620		Sq. Ft.	Site		0	70.	1.21	6									391,020						391,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		4620.000	234,800		391,000	625,800			118081
							GIS Ref		
							GIS Ref		
							Insp Date		
							09/08/18		

PREVIOUS ASSESSMENT									Parcel ID	176.0-0003-0002.0	!13731!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRINT	
2020	101	FV	234,800	0	4,620.	391,000	625,800	625,800	Year End Roll	12/18/2019	Date	
2019	101	FV	197,800	0	4,620.	385,400	583,200	583,200	Year End Roll	1/3/2019	Time	
2018	101	FV	185,600	0	4,620.	296,100	481,700	481,700	Year End Roll	12/20/2017	12/11/20	
2017	101	FV	185,600	0	4,620.	279,300	464,900	464,900	Year End Roll	1/3/2017	03:38:48	
2016	101	FV	185,600	0	4,620.	257,000	442,600	442,600	Year End	1/4/2016	Prior Id # 1:	
2015	101	FV	173,800	0	4,620.	240,200	414,000	414,000	Year End Roll	12/11/2014	Prior Id # 2:	
2014	101	FV	173,800	0	4,620.	221,200	395,000	395,000	Year End Roll	12/16/2013	Prior Id # 3:	
2013	101	FV	173,800	0	4,620.	221,200	395,000	395,000		12/13/2012	danam	

SALES INFORMATION										TAX DISTRICT			PAT ACCT.						
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes										
ADAM WARREN/ TR	1532-81	1	8/16/2018		618,000	No	No												
ADAM MAGUERITE	1344-47		9/12/2007	Family		1	No	No	Marguerite Adam dod 2/12/2016										
HAYES ELIZABETH	1084-139		4/27/1998	Family		No	No	A											

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
1/24/2019	108	Alterati	27,650	C					5/20/2019	SQ Returned	JO	Jenny O							
1/3/2012	2	Siding	31,000					install vinyl sidi	9/8/2018	MEAS&NOTICE	HS	Hanne S							
2/9/2004	70	Re-Roof	4,000						10/15/2008	Meas/Inspect	345	PATRIOT							
9/1/1992	417	Manual	1,703					SIDING	12/22/1999	Meas/Inspect	243	PATRIOT							
									7/16/1993		RV								

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>		<b>BATH FEATURES</b>		<b>COMMENTS</b>		<b>SKETCH</b>	
Type:	5 - Cape	Full Bath:	1	Rating:	Average		
Sty Ht:	1T - 1 & 3/4 Sty	A Bath:		Rating:		32	
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Average
Foundation:	2 - Conc. Block	A 3QBth:		Rating:			
Frame:	1 - Wood	1/2 Bath:		Rating:			
Prime Wall:	4 - Vinyl	A HBth:		Rating:			
Sec Wall:		OthrFix:		Rating:			
Roof Struct:	1 - Gable	Kits:	1	Rating:	Average		
Roof Cover:	1 - Asphalt Shgl	A Kits:		Rating:			
Color:	GRAY	Frp:		Rating:			
View / Desir:		WSFlue:		Rating:			
<b>GENERAL INFORMATION</b>		<b>CONDOS INFORMATION</b>		<b>REMODELING</b>		<b>RES BREAKDOWN</b>	
Grade:	C - Average	Location:		Exterior:		No Unit	RMS
Year Blt:	1957	Eff Yr Blt:		Interior:		BRS	FL
Alt LUC:		Alt %:		Additions:		1	6
Jurisdct:	G6	Fact:	.	Kitchen:		3	
Const Mod:		% Own:		Baths:			
Lump Sum Adj:		Name:		Plumbing:			
<b>INTERIOR INFORMATION</b>		<b>DEPRECIATION</b>		Electric:			
Avg Ht/FL:	STD	Phys Cond:	GD - Good	Heating:			
Prim Int Wall:	2 - Plaster	Functional:		General:			
Sec Int Wall:	8 - Plyw Panel	Economic:		Total:	18.6		
Partition:	T - Typical	Special:					
Prim Floors:	3 - Hardwood	Override:					
Sec Floors:	5 - Linoleum	Total:	18.6				

**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units:	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM	S:	6	BR	S:	3	Bath	S:	1	HB		

**SKETCH**

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**SKETCH**

<img alt="Architectural sketch showing a rectangular building footprint labeled '4' with dimensions 24x32. A central vertical column is labeled 'OFFP 6 (24)'. The sketch

## INTERIOR INFORMATION

Avg Ht/FL: STD	Phys Cond:	GD - Good
Prim Int Wall: 2 - Plaster	Functional:	
Sec Int Wall: 8 - Plyw Panel	Economic:	
Partition: T - Typical	Special:	
Prim Floors: 3 - Hardwood	Override:	
Sec Floors: 5 - Lino/Vinyl	Total:	1
20 %	<b>CALC SUMMARY</b>	

## **DEPRECIATION**

Phys Cond:	GD - Good	
Functional:		
Economic:		
Special:		
Override:		
	Total:	1

**CALC SUMMARY**

## CALC SUMMARY

Basic \$ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.97221226
Adj \$ / SQ:	137.811
Other Features:	70472
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	288469
Depreciation:	53655
Depreciated Total:	234814

## **COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	137.81	
Special Features:	0	Val/Su Net:	109.93	
Final Total:	234800	Val/Su SzAd	174.70	

## MOBILE HOME

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Serial #: \_\_\_\_\_ Year: \_\_\_\_\_

## SPEC FEATURES/YARD ITEMS

PARCEL ID 176.0-0003-0002.

**SKETCH**

32

2

4

OFP 6  
(24)

16

24

TQS  
FFL  
BMT  
(768)

## **SUB AREA**

SUB AREA DETAIL

